

RESOLUTION 2025 - 02 - 04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, TEXAS, APPROVING A FINAL PLAT: EAST OAK CREEK PHASE 2, BEING 25.515 ACRES 98 RESIDENTIAL LOTS 3 COMMON AREA LOTS SITUATED IN THE ISAAC W RILEY SURVEY, ABST. NO 913 JOHN GRILSKI SURVEY, ABST. NO 388 NA. SAYLE SURVEY, ABST. NO 1276 CITY OF COMMERCE, HUNT COUNTY, TEXAS. PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Commerce, Texas is a home-rule municipality; and

WHEREAS, pursuant to the Texas Local Government Code Section 212, "Municipal Regulation of Subdivisions and Property Development" and Appendix B, "Subdivisions", Section 2, "Procedures" of the Commerce Code of Ordinances, the City Council is required to take action regarding certain plats; and

WHEREAS, Todd Winters of Engineering Concepts and Design L.P. ("the Applicant") has submitted a final plat for the East Oak Creek Phase 2 Being 25.515 Acres 98 Residential Lots 3 Common Area Lots Situated In The Isaac W Riley Survey, Abst. No. 913 John Grilski Survey, Abst. No. 388 Na. Sayle Survey, Abst. No. 1276 City of Commerce, Hunt County, Texas, with said proposal meeting the requirements of the Planned Development (PD) Zoning; and

WHEREAS, a public hearing was held and the preliminary plat was recommended unanimously for approval by the Planning & Zoning Commission on December 3, 2025; and

WHEREAS, the public hearing was held and the Planning & Zoning Commission was unable to meet to take action on the final plat due to "no quorum" being present on February 4, 2025; the Final Plat for East Oak Addition Phase 2 is deemed automatically approved per HB 3167 by the Planning and Zoning Commission; and

WHEREAS, the City Council is required to take action on a preliminary plat within 30 days of the Planning & Zoning Commission taking action and the Commerce City Council voted unanimously to approve the preliminary plat at the December 17, 2024 regularly scheduled City Council meeting; and

WHEREAS, the City of Commerce Community Development Department has reviewed the above referenced final plat and found it is in compliance with state law, the City's Code of Ordinances, and Texas Local Government Code Section 212 governing

plats; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE, TEXAS:

Section 1: The Final Plat of East Oak Creek Phase 2 Being 25.515 Acres 98 Residential Lots 3 Common Area Lots Situated In The Isaac W Riley Survey, Abst. No. 913 John Grilski Survey, Abst. No. 388 Na. Sayle Survey, Abst. No. 1276, within the city limits of Commerce, Texas is hereby approved for recording, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

Section 2: All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

PASSED AND APPROVED at a regular meeting of the City Council of Commerce, Texas, on the 18th day of February 2025.

ATTEST:

CITY OF COMMERCE


Molly Jacobsen, City Secretary

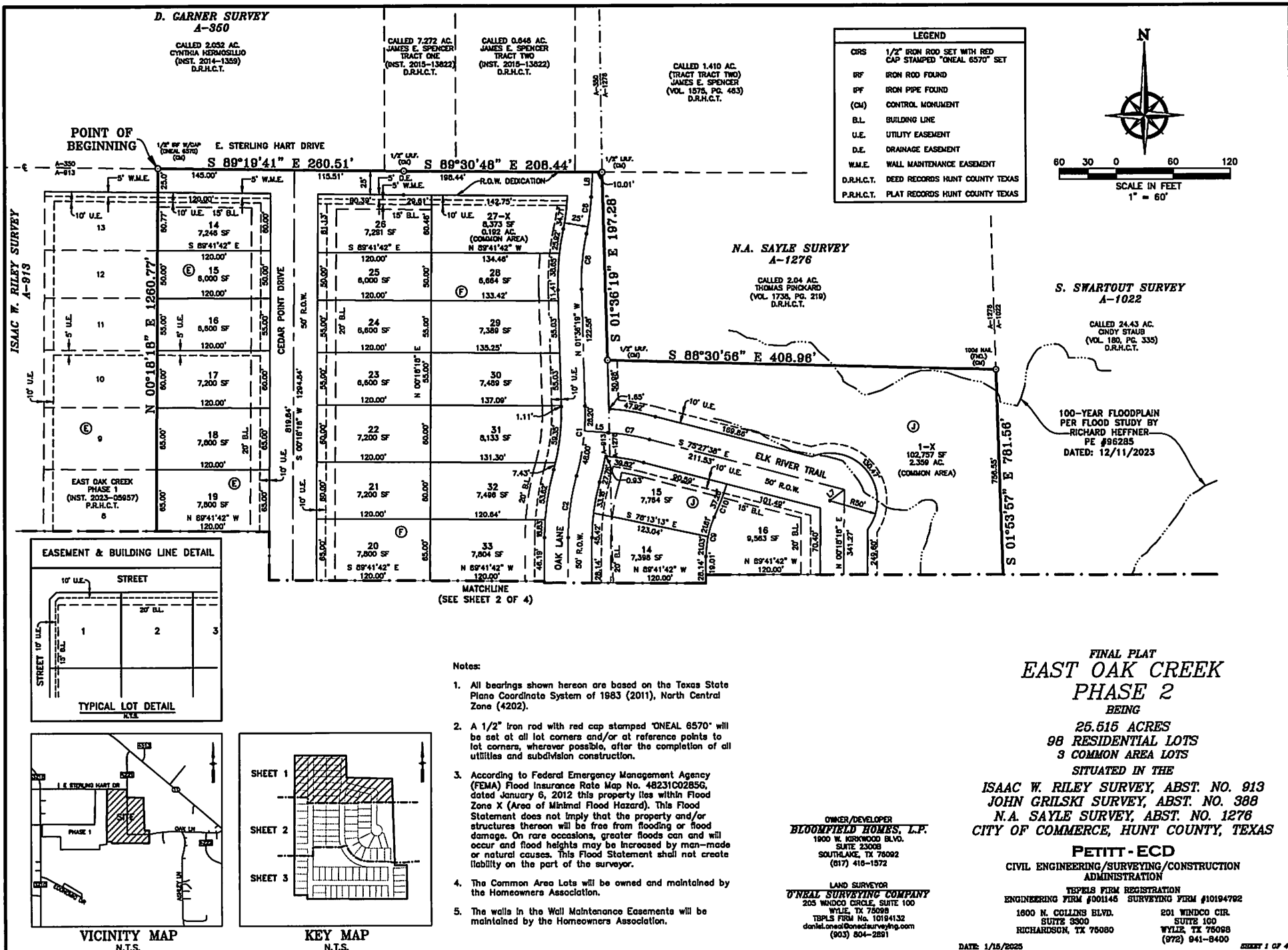

Teddy Reel, Mayor

(Seal)

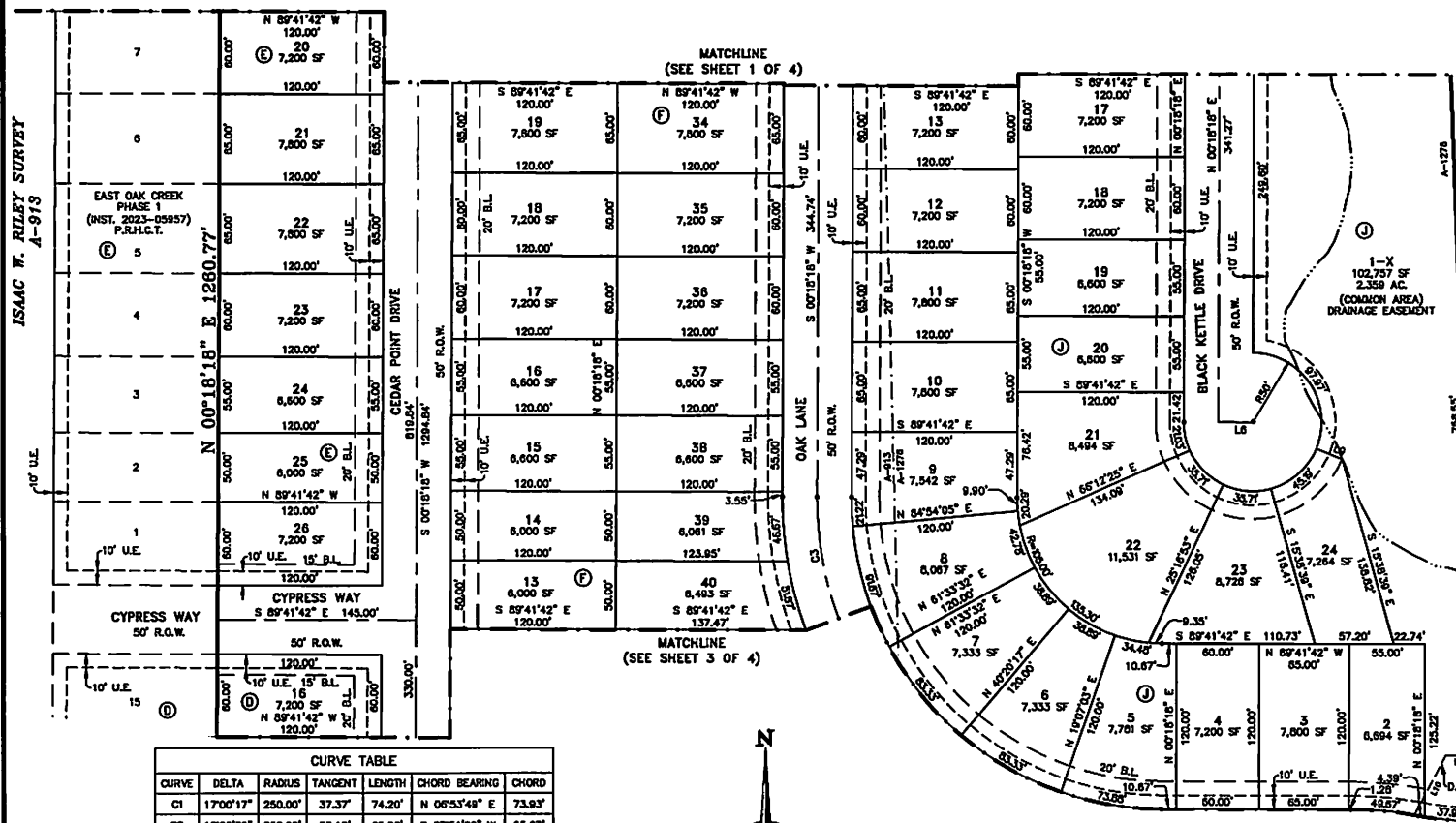
APPROVED AS TO FORM:


Charles Anderson, City Attorney

"Exhibit A"



ISAAC W. RILEY SURVEY
A-919



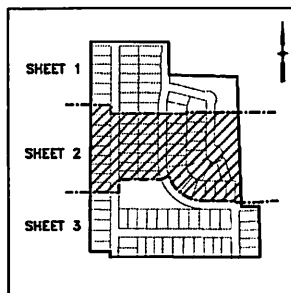
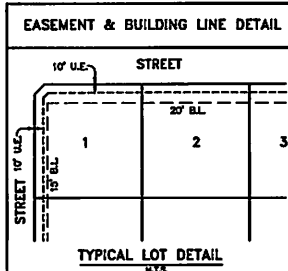
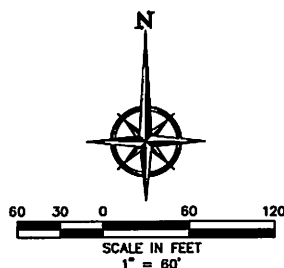
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°41'22" E	103.56'
L2	S 89°01'54" W	138.00'
L3	N 00°16'18" E	33.00'
L4	N 89°41'42" W	120.00'
L5	S 89°36'02" E	24.79'
L6	N 89°41'42" W	25.00'
L7	N 52°25'20" E	19.00'
L8	N 02°59'12" E	26.03'
L9	N 67°25'52" W	20.00'
L10	N 28°06'03" E	48.67'
L11	N 88°06'03" E	20.77'

S. SWARTOUT SURVEY
A-1022

CALLED 24.43 AC.
CINDY STAUB
(VOL. 180, PG. 335)
D.R.H.C.T.

100-YEAR FLOODPLAIN
PER FLOOD STUDY BY
RICHARD HEFFNER
PE #96285
DATED: 12/11/2023

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	17°00'17"	250.00'	37.37'	74.20'	N 06°53'49" E	73.93'
C2	18°05'39"	250.00'	33.12'	65.86'	S 07°51'08" W	65.87'
C3	90°00'00"	250.00'	250.00'	382.70'	S 44°41'42" E	353.55'
C4	10°20'58"	250.00'	22.84'	43.18'	N 84°31'13" W	43.10'
C5	10°57'24"	250.00'	24.00'	47.84'	S 84°49'41" E	47.77'
C6	8°51'38"	250.00'	19.37'	38.58'	N 07°25'01" E	38.62'
C7	10°08'24"	250.00'	22.18'	44.24'	N 80°31'50" W	44.19'
C8	13°27'10"	250.00'	28.48'	58.70'	S 05°07'18" W	58.56'
C9	23°16'02"	105.00'	21.62'	42.84'	S 11°56'19" W	42.35'
C10	8°24'15"	395.00'	18.84'	37.25'	S 20°52'13" W	37.24'



KEY MAP
N.T.S.

LEGEND	
C.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570" SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
(CM)	CONTROL MONUMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
D.R.H.C.T.	DEED RECORDS HUNT COUNTY TEXAS
P.R.H.C.T.	PLAT RECORDS HUNT COUNTY TEXAS

OWNER/DEVELOPER
BLOOMFIELD HOMES, L.P.
1900 W. HICKWOOD BLVD.
SUITE 2300B
SOUTH LAKE, TX 76092
(817) 415-1572

LAND SURVEYOR
ONEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS FIRM No. 10194132
daniel.oneal@onealsurveying.com
(903) 804-2891

FINAL PLAT
**EAST OAK CREEK
PHASE 2**
BEING
25.515 ACRES
98 RESIDENTIAL LOTS
3 COMMON AREA LOTS
SITUATED IN THE
ISAAC W. RILEY SURVEY, ABST. NO. 913
JOHN GRILSKI SURVEY, ABST. NO. 388
N.A. SAYLE SURVEY, ABST. NO. 1276
CITY OF COMMERCE, HUNT COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

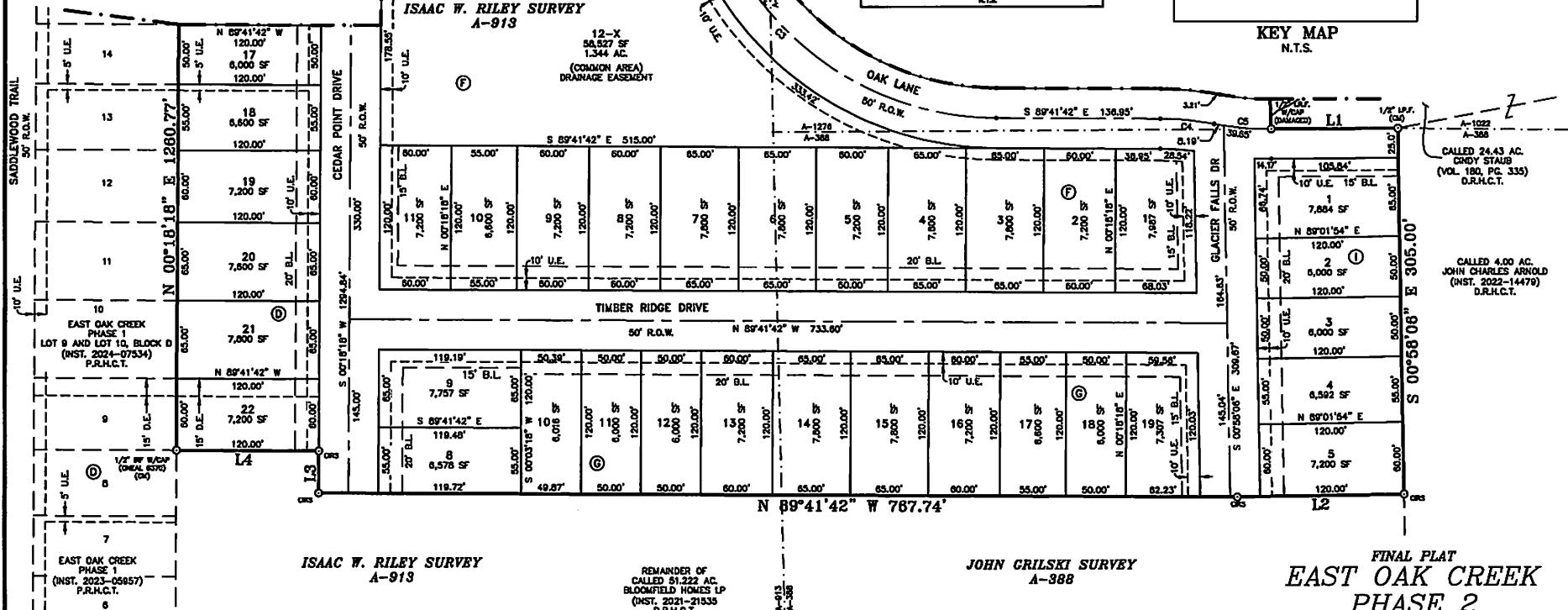
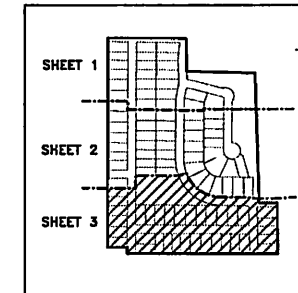
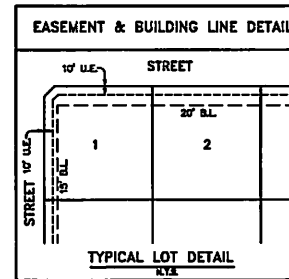
TEPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 201 WINDCO CIR.
WYLIE, TX 75098 SUITE 100
(972) 941-8400

DATE: 1/15/2025

5:\PROJECTS\244913 Commerce, TX, 161336 As-Built Land Survey\Phase 2\Final Plat Pk 2.dwg

SHEET # OF 4

LEGEND	
CIRS	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570" SET
IRF	IRON ROD FOUND
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D.R.H.C.T.	DEED RECORDS HUNT COUNTY TEXAS
P.R.H.C.T.	PLAT RECORDS HUNT COUNTY TEXAS



OWNER'S CERTIFICATE AND DEDICATION

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER OF 25.515 acres of land located in the Isaac W. Riley Survey, Abstract Number 913, John. Grilski Survey Abstract Number 388 and the N.A. Sayle Survey abstract number 1276, Hunt County, Texas, and being a portion of the Bloomfield Homes, LP called 51.222-acre tract described in deed recorded in Instrument 2021-21535, (DRHCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "ONEAL 6570" found in the north line of said 51.222-acre tract and the approximate centerline of Sterling Hart Drive, same being the northeast corner of East Oak Creek Phase 1, an addition to the City of Commerce, by plat thereof recorded in Instrument 2023-05957, Plat Records, Hunt County, Texas;

THENCE South 89 degrees 19 minutes 41 seconds East, along said north line and said approximate centerline, a distance of 260.51 feet to a 1/2-inch iron rod found;

THENCE South 89 degrees 30 minutes 48 seconds East, continuing along said north line and said approximate centerline, a distance of 208.44 feet to a 1/2-inch iron rod found at the most westerly northeast corner of said 51.222-acre tract, same being the approximate centerline intersection of Sterling Hart Drive and Oak Lane;

THENCE South 01 degrees 56 minutes 19 seconds East, along the approximate centerline of Oak Lane and the most northerly east line of said 51.222-acre tract, same being the common line of the Thomas Pinkard called 2.04-acre tract of land, as recorded in Volume 1738, Page 219, DRHCT, a distance of 197.28 feet to a 1/2-inch iron rod found;

THENCE South 88 degrees 30 minutes 56 seconds east, leaving the centerline of Oak Lane, along the common line of said 51.222-acre tract and said 2.04-acre tract, a distance of 408.95 feet to a 100d nail found at the common east corner of said 51.222-acre tract and said 2.04-acre tract, same being in the west line of the Cindy Straub called 24.43-acre tract, as recorded in Volume 180, Page 335, DRHCT;

THENCE South 01 degrees 53 minutes 57 seconds east, along the common line of said 51.222-acre tract and said 54.43-acre tract, a distance of 781.56 feet to a 1/2-inch iron rod with cap (damaged) found;

THENCE North 89 degrees 41 minutes 22 seconds East, continuing along the common line of said 51.222-acre tract and said 24.43-acre tract, a distance of 105.56 feet to a 1/2-inch iron pipe found at the northwest corner of the John Charles called 4.00-acre tract, as recorded in Instrument 2022-14479, DRHCT;

THENCE South 00 degrees 58 minutes 06 seconds East, along the common line of said 51.222-acre tract and said 4.00-acre tract, a distance of 305.00 feet to a 1/2-inch iron rod with red cap stamped "ONEAL 6570" set;

THENCE, over and across said 51.222-acre tract, the following four (4) courses and distances:

- 1) South 89 degrees 01 minutes 54 seconds West, a distance of 139.06 feet to a 1/2-inch iron rod with red cap stamped "ONEAL 6570" set;
- 2) North 89 degrees 41 minutes 42 seconds West, a distance 767.74 feet to a 1/2-inch iron rod with red cap stamped "ONEAL 6570" set;
- 3) North 00 degrees 18 minutes 18 seconds East, a distance of 35.00 feet to a 1/2-inch iron rod with red cap stamped "ONEAL 6570" set;
- 4) North 89 degrees 41 minutes 42 seconds West, a distance of 120.00 feet to a 1/2-inch iron rod with red cap stamped "ONEAL 6570" set in the east line of said East Oak Creek, Phase 1;

THENCE North 00 degrees 18 minutes 18 seconds East, along the east line of said East Oak Creek, Phase 1, a distance of 1260.77 feet to the POINT OF BEGINNING AND CONTAINING 25.515 acres of land, more or less.

APPROVAL CERTIFICATE

APPROVED BY: PLANNING & ZONING COMMISSION
CITY OF COMMERCE, TEXAS

BY:

CHAIRPERSON _____ DATE _____

APPROVED BY: CITY OF COMMERCE, TEXAS

BY:

MAYOR _____

CITY SECRETARY _____ DATE _____

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as EAST OAK CREEK, PHASE 2, an addition to the City of Commerce, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Commerce. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Commerce's use thereof. The City of Commerce and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Commerce and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Commerce, Texas.

WITNESS, MY HAND, this the ____ day of _____, 2025.

FOR: Bloomfield Homes, LP
a Texas limited partnership
By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

BY: _____
Donald J. Dykstra, President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, The undersigned authority, a notary public in and for said county and state, on this day personally appeared Donald J. Dykstra, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office, this ____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chasé O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Commerce, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Chasé O'Neal, Surveyor, known to me to be the person whose name is subscribed to this plat.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

FINAL PLAT
EAST OAK CREEK
PHASE 2
BEING

25.515 ACRES
98 RESIDENTIAL LOTS
3 COMMON AREA LOTS
SITUATED IN THE

ISAAC W. RILEY SURVEY, ABST. NO. 913
JOHN GRILSKI SURVEY, ABST. NO. 388
N.A. SAYLE SURVEY, ABST. NO. 1276
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PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

THEPLS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 5300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 841-8400 (972) 841-8400

DATE: 1/15/2025

BY: [Signature] [Name] [Title] [Address] [City] [State] [Zip]

EXHIBIT 4 OF 4